

Mid-Year Status of Planning projects and programs

Growth Management

Planning Board applications The staff processes applications for and makes recommendations to the Planning Board. These include: Site Plans, Subdivisions, Planned Developments, and Conditional Use Permits.

Applications have been significant recently, necessitating the Planning Board to hold two hearings per month – the first time this has been required. So far this year, the rate of Site Plans is approximately double the rate of last year. There have been some significant projects, and a number of the smaller projects have become more controversial - at times turning into court actions. An example of a major development is the new Hackett Hill project which will be coming to the Planning Board. This project, located west of Hillcrest Terrace, will have approximately 575 dwelling units that will likely approach \$100,000,000 in development costs. A number of adaptive reuse projects are also coming in, such as the housing project in an old mill on Silver Street. Staff is also following up on previously approved projects to assist in their completion and insure compliance with City regulations.

Examples of Projects:

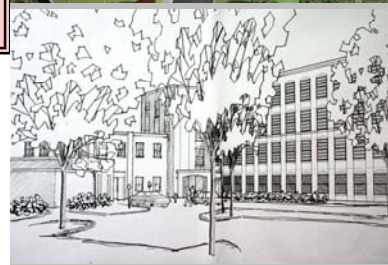
Hackett Hill Development – 575 units
Gables project – Front Street – 52 townhouses
CMC Medical offices and parking garage
Hilton Hotel
Silver Street Mill Housing
Stop & Shop on Valley Street – 160,000 square feet
Riverwalk Place – 204 units
Currier Museum – Phase I & II

Heritage Commission Staff provides support and application processing to the Heritage Commission. The Commission meets on a regular basis to review applications.

Design Review Staff provides support to the Millyard Design Review Committee and operates design review in the Arena Overlay District. The Department will be submitting a set of guidelines to the Board of Mayor and Aldermen relating to the Arena District for adoption this fall.

Other activities Staff is working with the Manchester Water Works and the Highway Department in preparing two zoning overlays related to Lake Massabesic water quality and the landfill area respectively. It is expected that these will be submitted to the Board of Mayor and Aldermen in September. Following completion of these zoning overlays, staff will be submitting a “Zoning Lookback” set of zoning changes to update the 2001 Ordinance. Staff will also be working with the Planning Board to update the City’s Subdivision and Site Plan Regulations.

The Department has also been closely following projects in surrounding communities that are close to the City line and could impact on City neighborhoods. An example is the proposed Walmart and Lowes in Hooksett that will directly abut the City on Front Street.



Community Improvement Program

Affordable Housing Following completion of the Housing Task Force Report, the staff has been active in funding the Affordable Housing Trust Fund and a number of affordable workforce housing projects. We have worked closely with a number of partners including the Manchester Housing and Redevelopment Authority, Neighborhood Housing Services and Families in Transition. As a result, Manchester has become one of the leading cities in New England in making homes more affordable to a growing population.

Strategy to End Chronic

Homelessness The Department is coordinating an effort of a number of non-profit groups and City agencies to develop a Strategy to End Chronic Homelessness. The Strategy will dovetail with Federal requirements and allow for additional funding opportunities. The Strategy is expected to be submitted to the BMA by the end of the year.

Affordable Housing Projects:

Gale Home: Assisted care – 37 units
Family Mill: Family housing – 33 units
Hanover Street: Senior – 28 units
YMCA: Dormitory housing – 24 units
Silver Street Mill: Family – 65 units
Piscataquog River: Senior & Family – 150 units
Old Wellington Rd: Family – 90 units

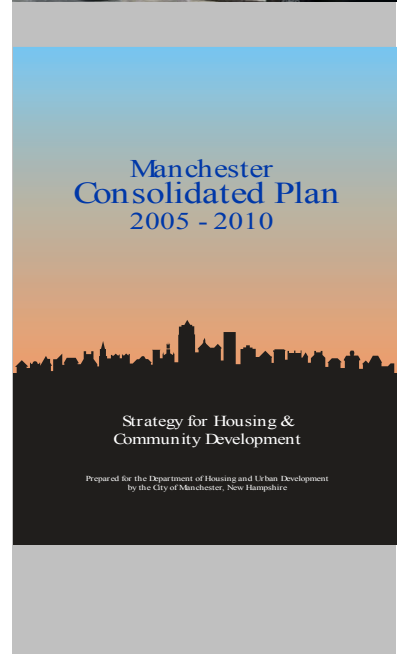
CIP Budget. The Department assisted the Board of Mayor and Aldermen in the preparation and adoption of the Fiscal Year '06 Community Improvement Program. Staff is currently in the process of implementing the program including preparation of contracts with and training for non-profit organizations.

Lead Paint Program Staff is working with the Way Home and Southern New Hampshire Services in completing a Lead Paint program in the City. This program will rehab and improve a number of units in Manchester that have a lead paint program. The Department may apply for a subsequent grant funding to continue reducing the number of households exposed to Lead Paint.

Consolidated Plan Every five years, the City must provide a "Consolidated Plan" to the Department of Housing and Urban Development in order to qualify for the approximately \$3,000,000 the City receives from HUD each year. After a six month process, the staff has completed the Plan, and is expecting final approval from HUD shortly. As part of the this Plan, staff prepared a new Neighborhood Revitalization Area designation according to HUD standards, which will assist in federal funding of projects in this area.

Central Business Service District Working with the CBSD Advisory Board and Intown Manchester, the Department completed a survey of downtown opinions and goals, and issued a report. Staff is currently preparing a new contract with Intown based upon this report.

Grantwriting Staff continues to provide grant-related assistance to other City Departments and community agencies by identifying, grant opportunities. We have provided support to: Office of Youth Services, Health Department, Parks & Recreation, and Elderly Services and are exploring the potential to assist the Police Department.



Special Projects

Hackett Hill Development The department is assisting the Manchester Housing and Redevelopment Authority in the implementation of the Hackett Hill Business Park Master Plan. Currently, this includes disposition of the French Hall property, and the selection of a design and engineering firm to complete the next step in providing infrastructure and laying out a subdivision of development lots.

Future Downtown Projects Staff is assisting the Manchester Economic Development Office in developing new projects in the central city area. An example of such projects is the Pearl Street lot, which has a potential as a future retail site.

Wayfinding Signage Package The staff will be completing a wayfinding signage package that will be composed of the following three components: pedestrian signage in the downtown, vehicular wayfinding in a pilot area of the City and an interpretive signage package in the Millyard in conjunction with the Scenic Byways program.

Shoreland Protection Program Staff has prepared mapping information requested by a Committee of the Board of Mayor and Aldermen and will be working with the Committee to tailor the program to Manchester.

Hands Across the Merrimack The staff continues to provide assistance to the Hands Across the Merrimack Committee, who are committed to raising the final funds necessary to convert the old trestle bridge across the Merrimack River into a pedestrian and bicycle bridge.

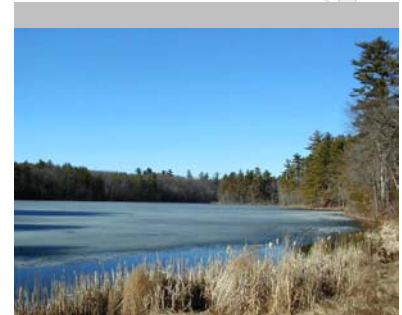
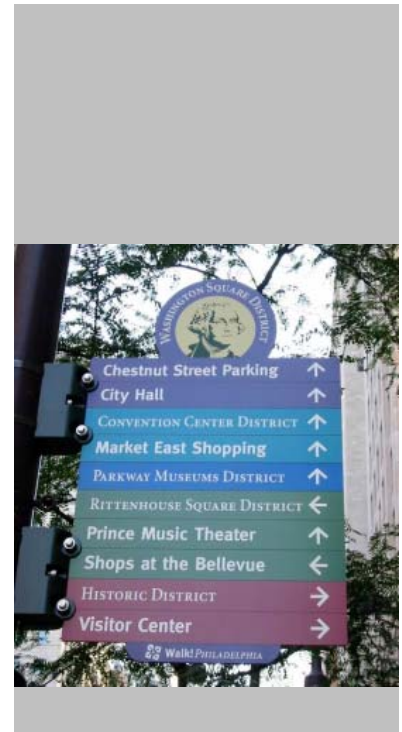
Urban Ponds Restoration Program Work continues on restoring the water quality of the urban ponds in Manchester. Final work in the program will be for improvements to Crystal Lake and Nutts Pond.

Jobin Drive Traffic Calming The Department is working with the Highway and Traffic Departments, Alderman Devries and a consultant (VHB) to review and implement traffic calming techniques for this heavily traveled roadway.

Council and Task Force Participation The staff is currently participating on various task force efforts and councils and committees. Examples of these include: the Task Force for Refugees, Task Force on Alternative Transportation and the Greater Manchester Regional Economic Development Council.

Long-Range Planning Projects

Hackett Hill Master Plan After several years of preparation and review, the Board of Mayor and Aldermen adopted the Hackett Hill Master Plan this spring. The plan will allow for the development of a unique business park and research and development area located at the former UNH site on Hackett Hill. A major portion has been set aside as a unique nature preserve, and is now owned by the Nature Conservancy.



Hazard Mitigation Plan This plan was prepared with the assistance of the Southern New Hampshire Planning Commission and with the cooperation of a number of City Departments. It will allow the City to apply for Federal grants for preparation for natural and other disasters. It was approved by the Board of Mayor and Aldermen this spring, and has now been approved by the Federal Emergency Management Administration.

School Planning Under guidance of the Mayor, we are assisting the School District in evaluating long range school needs focusing primarily on elementary schools.

Downtown Strategy Working with a consultant, Hillier Architecture, and a Steering Committee composed of a number of agencies and City Departments, a Downtown Strategy is being developed to continue the renaissance of the Downtown and Millyard areas of the City. This planning effort will be a follow-up to the highly successful LDR Intown study completed in 1993. The Strategy should be completed this fall.

Strategy for the New Economy Working with Angelou Economics of Austin Texas and a Steering Committee, the City is developing a strategy to invest in economic development projects that will allow Manchester to compete in the global economy over the next 10 years. The Strategy should be completed this fall.

City Master Plan Following completion of four other planning projects, staff will assist the Planning Board in updating the City's Master Plan. The Master Plan provides an overall guide to future land use and zoning in the City and was last updated in 1993. The Master Plan process will take approximately 18 months to complete.

Other Long-Range Plans Staff is assisting the Finance and Traffic Departments in development of a downtown parking strategy and is assisting the Parks, Recreation and Cemeteries Department in the development of a Citywide Parks Master Plan.